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Marshall Canyon Oaks

Specific Plan

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MARSHALL CANYON OAKS SPECIFIC PLAN CITY OF LA VERNE

A Planned Community By
Nu-West, Inc.

Approved by Planning Commission
January 21 ,1981
Approved by City Council
March 2, 1981

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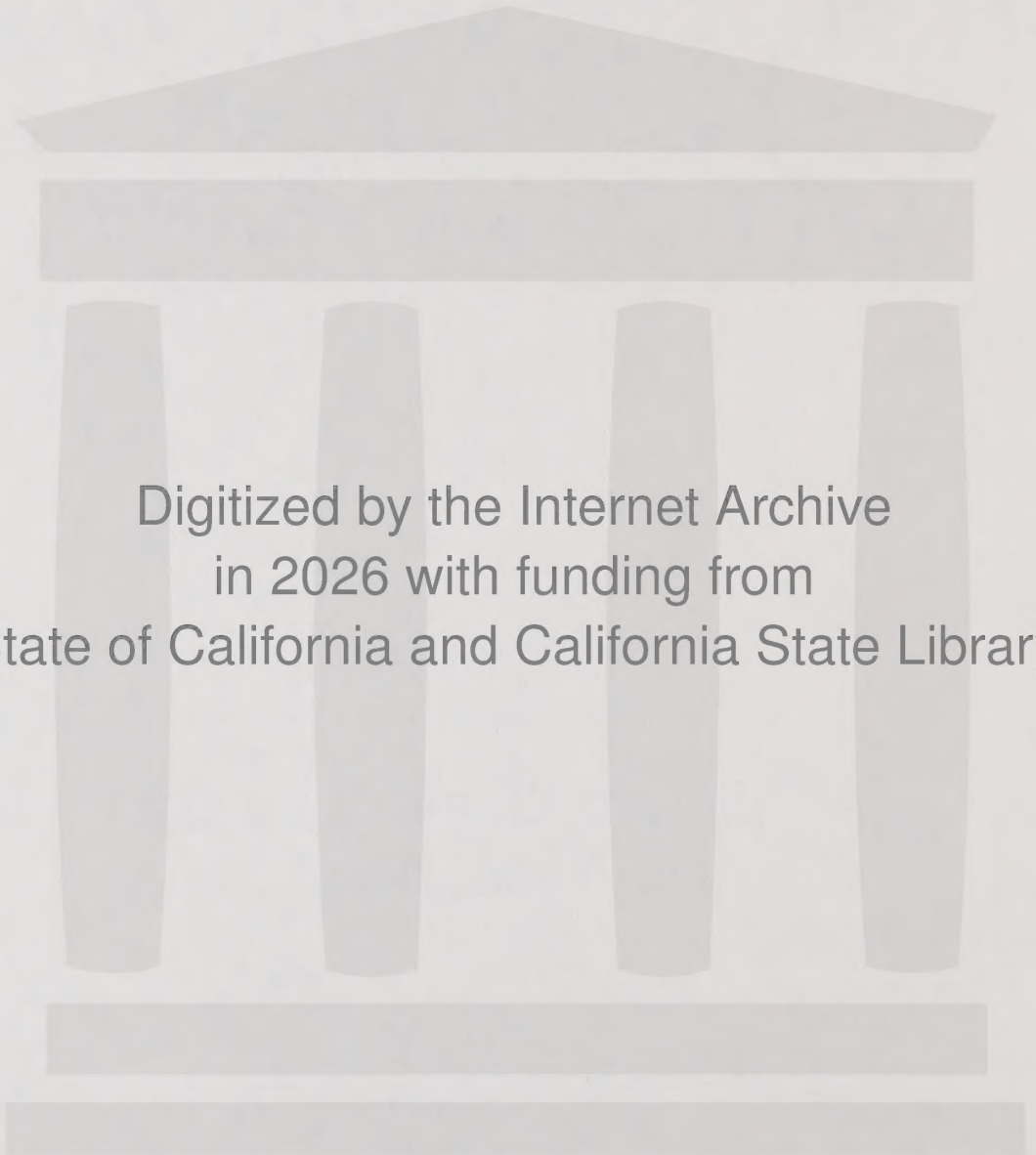
PHILLIPS BRANDT REDDICK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I. INTRODUCTION

A. PURPOSE AND INTENT

Responsible development of Marshall Canyon Oaks can be ensured through the adoption of a development control mechanism which reflects thorough and comprehensive land use planning. The most suitable development control mechanism is the Specific Plan which, when adopted by City legislative action, serves both a planning function and a regulatory function.

What a Specific Plan is and how it functions can best be described by a comparison with the General Plan. The purpose of the General Plan is to express, in general terms, the City's thoughtful planning of its overall future environment. The Specific Plan, on the other hand, is a device used to implement the General Plan in a localized area. It focuses on a particular parcel (or parcels) of land, articulates the set of planning considerations unique to it, and establishes controls or regulations which will guide its development. The Specific Plan may be adopted and amended by legislative action, and when adopted, controls all development within the affected area.

The purpose of the Marshall Canyon Oaks Specific Plan is to provide this comprehensive planning and implementation mechanism for the development of a coordinated project involving a mixture of housing types. The Marshall Canyon Oaks Specific Plan, when adopted, establishes the type, location, intensity and character of the development to take place. It also establishes development controls to provide the City with the assurance that the completed project will be as envisioned at the time of approval.

B. AUTHORITY

The adoption of the Marshall Canyon Oaks Specific Plan by the City of La Verne is authorized by California Government Code, Sections 65450 through 65507.

C. LOCATION

Marshall Canyon Oaks is located adjacent to Golden Hills Road and Stephens Ranch Road, north of the City of La Verne in Los Angeles County, California as shown on Exhibits A and B. Existing residential development borders the western and southwestern boundaries of the site and the Marshall Canyon Regional Park with its fully developed 18-hole golf course borders the eastern boundary. To the north of the site is the Angeles National Forest. Marshall Canyon Oaks consists of approximately 302 acres. The legal description of the property is contained on Exhibit C.

REGIONAL LOCATION

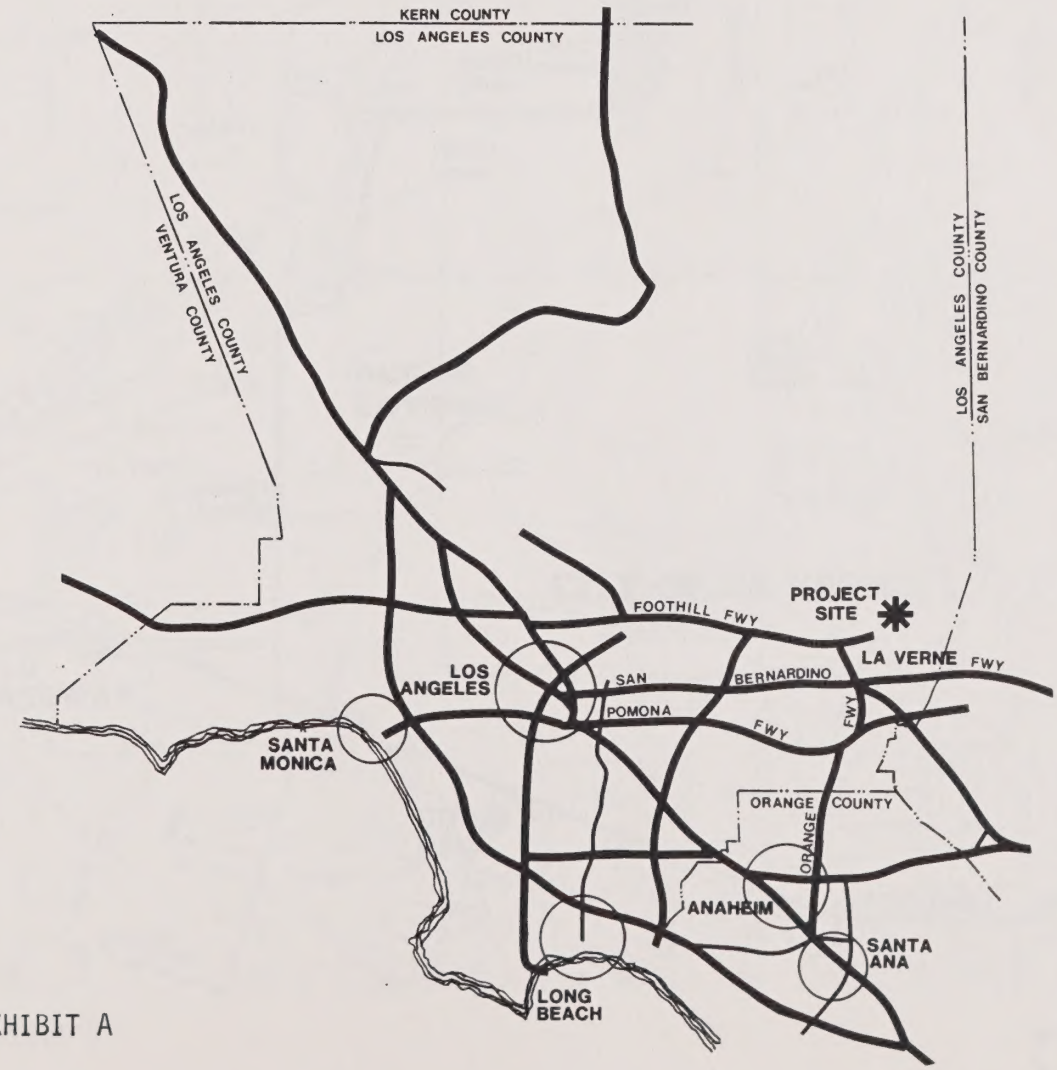


EXHIBIT A

VICINITY

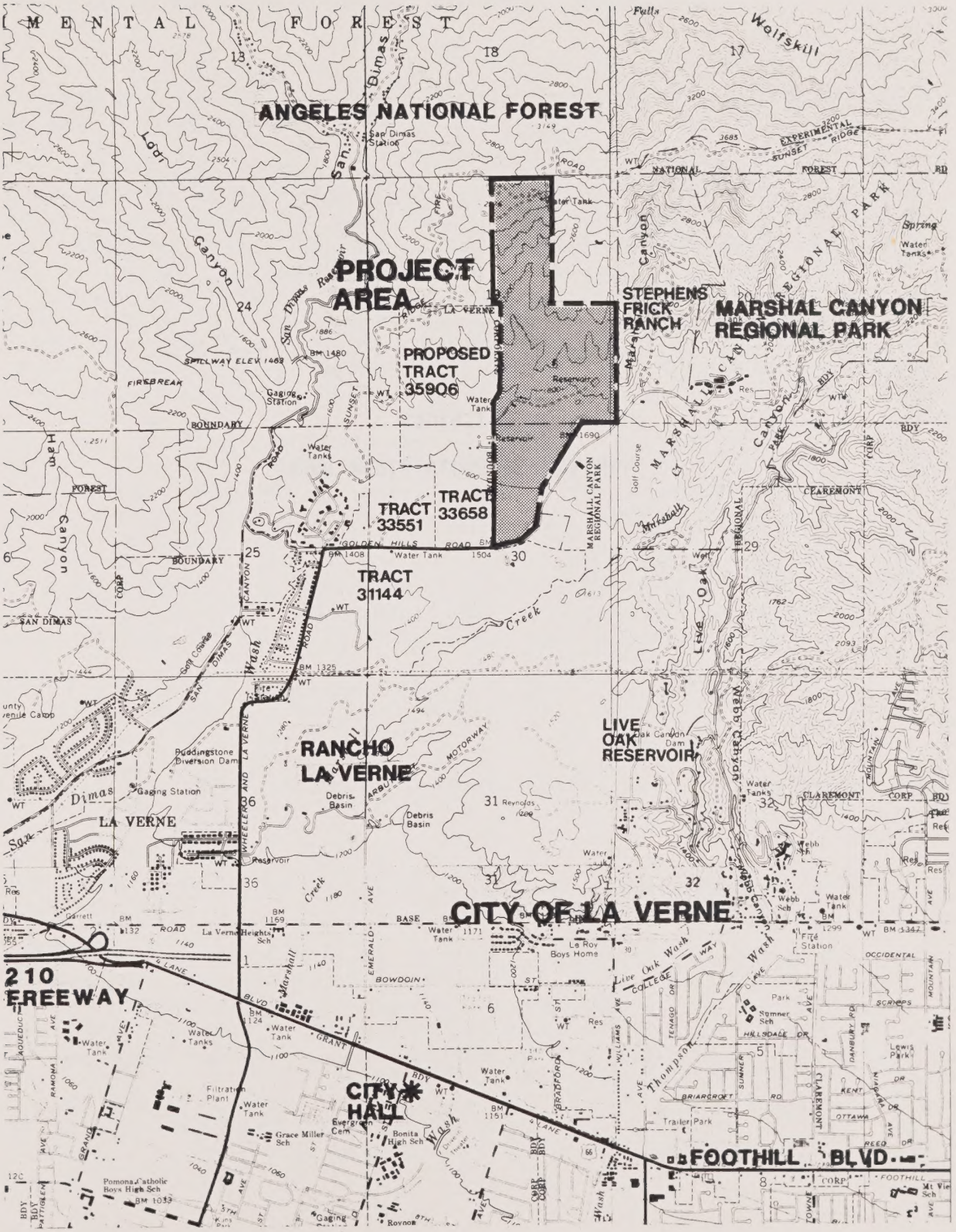


EXHIBIT B

EXHIBIT C

LEGAL DESCRIPTION OF PROPERTY

DESCRIPTION: COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

PARCEL 1:

Southeast quarter of Section 19, Township 1 North, Range 8 West, San Bernardino Base and Meridian.

EXCEPT that portion of the Southeast quarter of Section 19, Township 1 North, Range 8 West, San Bernardino Base and Meridian, beginning at a point 474.5 feet North of the Southwest corner of the Southeast quarter of Section 19; thence North 17° 27' East distant 429.5 feet; thence North 38° 0' East distant 113 feet; thence North and parallel with the North and South center line of Section 19, distant 1666.8 feet; thence West on the East and West center line of Section 19, distant 198 feet; thence South on the North and South center line of Section 19, distant 2165.5 feet to the point of beginning as conveyed to Robert W. Brydon by deed recorded in Book 5703 Page 97 of Deeds.

ALSO EXCEPT that portion of said land described as follows:

Beginning at the Southeast corner of Section 19, Township 1 North, Range 8 West, San Bernardino Base and Meridian; thence North along the East line of said Section 19, 122 feet to a point; thence South 39° 53' West 190 feet to a point in the South line of said Section 19; thence Easterly along said South line of said Section 19, 146 feet to the point of beginning, as conveyed to Albert M. Stephens Co., a corporation, by deed recorded in Book 6231 Page 47 of Deeds.

ALSO EXCEPT a portion of the Southeast quarter of Section 19, Township 1 North, Range 8 West, San Bernardino Base and Meridian, described as follows:

The Southerly 150 feet of the Northerly 1451.8 feet of the Easterly 150 feet of the Westerly 585 feet of said Southeast one-quarter of Section 19.

ALSO EXCEPT a strip of land, 15 feet wide, the center line of which is described as follows:

Beginning at a point in the North-South center line of Section 19, Township 1 North, Range 8 West, San Bernardino Base and Meridian, distant 244.40 feet North of the Southwest corner of the Southeast quarter of said Section; thence North 40° 00' East 11.66 feet to a line that is parallel with and distant 7.50 feet Easterly, from said North-South center line of said Section; thence North along said parallel line 218.87 feet; thence North 17° 27' 00" East 426.99 feet; thence North 38° 00' 00" East 130.00 feet; thence North 10° 00' 00" East 80.00 feet; thence North 54° 21' 50" East 252.88 feet.

PARCEL 2:

The West 72 acres of the Northeast quarter of Section 30, Township 1 North, Range 8 West, San Bernardino Base and Meridian.

EXCEPT that portion of said land described as follows;

Beginning at the Southeast corner of the West 72 acres of the Northeast quarter of Section 30, Township 1 North, Range 8 West, San Bernardino Base and Meridian; thence Westerly in a straight line to the Southwest corner of said Northeast quarter; thence Northerly along the West line of said Northeast quarter, 25 feet; thence North 79° 33' East 600 feet; thence North 49° 33' East 500 feet; thence North 6° 33 East 864.3 feet; thence Northeasterly in a straight line to a point in the East line of said 72 acres said point being 1480 feet distant from the Southeast corner of said 72 acres; thence Southerly along said East line 1480 feet to the point of beginning, as conveyed to Albert M. Stephens Co. by deed recorded in Book 6099 Page 60 of Deeds.

ALSO EXCEPT that portion of that certain parcel of land in the Northeast quarter of Section 30, Township 1 North, Range 8 West, San Bernardino Base and Meridian, described in Parcel II in deed to Paul A. Dewenter, et al., recorded as Document No. 3091, on June 13, 1946, in Book 23184 Page 374, of Official Records, in the office of the Registrar-Recorder of the county of Los Angeles, which lies Southerly of the Northerly boundary of a strip of land 20 feet wide, lying 10 feet on each side of the following described center line:

Beginning at a point in the Westerly line of said Northeast quarter distant North 0° 37" 30" East thereon 35.04 feet from the Southwesterly corner of said Northeast quarter, said point being the beginning of a curve concave to the North and having a radius of 3000 feet, a radial of said curve to said point bears South 5° 50'09" East; thence Easterly along said curve through a central angle of 4° 38' 41" a distance of 243.19 feet; thence North 79° 31' 10" East tangent to said curve 44.94 feet to the beginning of a tangent curve concave to the South and having a radius of 2000 feet; thence Easterly along said last mentioned curve 400.00 feet.

PARCEL 3:

That portion of Section 30, Township 1 North, Range 8 West, San Bernardino Base and Meridian, described as follows:

Beginning at the Northeast corner of the Westerly seventy-two acres of the Northeast quarter of Section 30, Township 1 North, Range 8 West, San Bernardino Base and Meridian; thence Southerly along the Easterly line of said 72 acres to a point 1480 feet Northerly from the Southeast corner of said 72 acres; thence Northeasterly in a straight line to a point in the Northerly line of said Northeast quarter, said point being distant 670.1 feet East of the Northeast corner of said 72 acres; thence Westerly along said Northerly line 670.1 feet, to point of beginning.

PARCEL 4:

That portion of Section 30, Township 1 North, Range 8 West, San Bernardino Base and Meridian, described as follows:

Beginning at a point in the Northerly line of Section 30, Township 1 North, Range 8 West, San Bernardino Base and Meridian, said point being 670.1 feet East of the Northeast corner of the Westerly 72 acres of the Northeast quarter of said Section 30; thence South 29° 08' West 252 feet to a point; thence North 43° 15' East, 306 feet to a point in the North line of said Section 30; thence Westerly along the North line of said Section 30, 81.3 feet to the point of beginning.

PARCEL 5:

The West half of the Northeast quarter Section 19, Township 1 North, Range 8 West, San Bernardino Base and Meridian, according to the Official Plat thereof.

AT THE DATE HEREOF EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS CONTAINED IN SAID POLICY FORM WOULD BE AS FOLLOWS:

1. TAXES, BONDS AND ASSESSMENTS ARE NOT COVERED BY THIS REPORT.

2. Reservation contained in the Patent from Unites States of America, recorded in Book 3 Page 558 of Patents, as follows:

   Subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes, and rights to ditches and reservoirs used in connection with such water rights as may be recognized and acknowledged by the local customs, laws and decisions of courts; and also subject to right of the proprietor of a vein or lode to extract and remove his ore therefrom should the same be found to penetrate or intersect the premises hereby granted as provided by law, affecting said portions of Section 19.

3. AFFECTS PARCELS 2 AND 3.

   An easement over a strip of land 50 feet in width, lying 25 feet upon each side of the following described center line:

   Commencing at the Southwest corner of the Northeast quarter of Section 30, Township 1 North, Range 8 West, San Bernardino Base and Meridian; thence Northerly along the Westerly line of said Northeast quarter, 25 feet to the point of beginning; thence North 79° 33' East 600 feet; thence North 49° 33' East 500 feet; thence North 6° 33' East 864.3 feet; thence Northeasterly in a

straight line to a point in the Easterly line of the Westerly 72 acres of said Northeast quarter, said point being distant Northerly 1460 feet from the Southeast corner of said 72 acres; thence Northeasterly in a straight line to a point in the Northerly line of said Northeast quarter and distant Easterly 670.1 feet from the Northeasterly corner of said 72 acres, for a public highway, as provided in an agreement by and between Robert S. Rendall, et al., recorded in Book 6085 Page 224 of Deeds.

It is further understood and agreed that until the said property is conveyed and dedicated in the manner hereinbefore provided the said strip of land, 50 feet in width, as aforesaid shall be used by each of the parties hereto as a private road.

4. AFFECTS PARCELS 1, 3 AND 4.

An easement for public street, road or highway purposes as provided in the deed recorded in Book 6208 Page 276 of Deeds, over those portions of Parcels 1 to 3 inclusive lying within a strip of land 50 feet in width, lying 25 feet upon each side of the following described center line:

To find point of beginning, start at the Northeast corner of the Westerly 72 acres of the Northeast quarter of Section 30, Township 1 North, Range 8 West, San Bernardino Base and Meridian, thence East along the North line of said Section 30, 670.1 feet; thence South 29° 08' West along the Easterly line of property heretofore deeded to the party of the first part Robert S. Rendall by the said party to the second part, 252 feet to the point of beginning; thence North 43° 15' East, 306 feet to a point in the North line of said Section 30; thence Easterly along said North line to a point 146 feet distant Westerly from the Northeast corner of said Section 30; thence North 39° 53' East 190 feet to a point in the East line of Section 19, Township 1 North, Range 8 West, San Bernardino Base and Meridian.

5. AFFECTS PARCEL 2.
An easement for purposes herein stated, and rights incidental thereto as provided in a document
For: public street, road or highway purposes.
Affects: the Westerly 20 feet of Parcel 2.
Recorded: in Book 14322 Page 23, Official Records.

6. AFFECTS PARCELS 2, 3 AND 4.
An easement for purposes herein stated, and rights incidental thereto as provided in a document
For: public utilities.
Affects: over the following:

All facilities shall be constructed and maintained along a 10 foot strip of land over tha above described property, the center line of which is the county of Los Angeles Department of Forester and Fire Warden pole line as it now exists, located along a private road extending Northeasterly from the Southwest corner of the Northeast corner of Section 30, Township 1 North, Range 8 West, to the East line of the property of the Grantor.

Recorded: in Book 23860 Page 271, Official Records.

7. AFFECTS PARCELS 2 AND 3.
An easement for purposes herein stated, and rights incidental thereto as provided in a document
For: public utilities.
Affects: over the following:

Beginning at an existing Southern California Edison Company pole number 213213-E located 1400 feet Northerly and 1350 feet Easterly, measured at right angles from the Southerly and Easterly lines, respectively, of said Northeast quarter of Section 30, and Brydon Road, as now established; thence Northwesterly to a point located 1590 feet Northerly and 1040 feet Easterly, measured at right angles from said Southerly and Easterly lines; thence Southwesterly at right angles to the above described line, a distance of 60 feet.

Also beginning at an existing Southern California Edison Company pole number 569901-E located 2000 feet Northerly and 1448 feet Easterly, measured at right angles from said Southerly and Easterly lines, respectively; thence Westerly to a point located 1950 feet Northerly and 1100 feet Easterly, measured at right angles from said Southerly and Easterly lines respectively.

It is the intention of the Grantors, by this conveyance, to grant an easement only over the above described property of the grantors, or in which the grantors are interested.

Recorded: in Book 31031 Page 315, Official Records.

8. AFFECTS PARCEL 2.
An easement for purposes herein stated, and rights incidental thereto as provided in a document
For: public street, road or highway purposes.
Affects: over that portion of Parcels 1 to 3 inclusive of Maps, lying within a strip of land 50 feet in

width, lying 25 feet upon each side of the following described center line:

Commencing at the Southwest corner of the Northeast quarter of Section 30, Township 1 North, Range 8 West, San Bernardino Base and Meridian; thence Northerly along the Westerly line of said Northeast quarter 25 feet to the point of beginning; thence North 79° 33' East 600 feet; thence North 49° 33' East 500 feet; thence North 6° 33' East 864.3 feet; thence Northeasterly in a straight line to a point in the Easterly line of the Westerly 72 acres of said Northeast quarter said point being distant Northerly 1480 feet from the Southeast corner of said 72 acres.

It is further understood and agreed that until the said property is conveyed and dedicated in the manner hereinbefore provided the said strip of land 50 feet in width, as aforesaid, shall be used by each of the parties hereto as a private road.

Recorded: in Book 6094 Page 144, of Deeds.

9. AFFECTS PARCEL 5.
An easement for purposes herein stated, and rights incidental thereto as provided in a document
For: the right to construct, maintain, operate and use a water storage cistern and appurtenant structures.
Affects: that portion of the Northeast quarter of Section 19, Township 1 North, Range 8 West, San Bernardino Base and Meridian, described as follows:

Commencing at the Southwesterly terminus of that certain curve in the center line of Sunset Ridge Fire Truck Trail as shown on County Surveyor's Map No. 8-1423 Sheet 2 on file in the office of the Surveyor of the county of Los Angeles, shown as having a radius of 50.00 feet and a length of 114.40 feet on said map; thence South 62° 37' 35" East 19.40 feet to P.O.S.T. No. 113 A as shown on said map; thence North 82° 44' 00" West 103.21 feet to the true point of beginning; thence North 67° 52' 25" West 100.00 feet; thence South 22° 07' 35" West 40.00 feet; thence South 67° 52' 25" East 100.00 feet; thence North 22° 07' 35" East 40.00 feet to the true point of beginning.

Recorded: April 16, 1951 in Book 36058 Page 35, Official

Records.

LS/vld

D. DEFINITIONS

1. "City" shall mean the City of La Verne, a municipal corporation.

2. "City Council" shall mean the City Council of the City of La Verne.

3. "Planning Commission" shall mean the Planning Commission of the City of La Verne.

4. "Development Review Committee" shall mean the Development Review Committee of the City of La Verne.

5. "Land Use Development Plan" shall mean an adopted map depicting the location of residential areas, open space, and road systems with a statistical summary of areas and densities for these land uses.

6. "Planning Area" shall mean any numbered area designated on the Land Use Development Plan indicating a general land use category.

7. "Planning Unit" shall mean a density category of a Planning Area on the Land Use Development Plan indicating the type of development and number of dwelling units.

8. "Gross Acres" shall mean the total number of acres within a Planning Area or Planning Unit designated on the Land Use Development Plan.

9. "Units" shall mean the maximum number of units permitted within a Planning Area or Planning Unit designated on the Land Use Development Plan.

10. "Maximum Gross Density" shall mean the number of Units within a Planning Unit divided by the number of Gross Acres of such Planning Unit as designated on the Land Use Development Plan. The term "Density" shall mean Maximum Gross Density.

11. "Average Density" shall mean the total number of Units permitted within Marshall Canyon Oaks divided by the total number of Gross Acres within Marshall Canyon Oaks to be exclusively devoted to residential development as designated on the Land Use Development Plan.

12. "Project Density" shall mean the total number of Units permitted within Marshall Canyon Oaks divided by the entire acreage of the project as designated on the Land Use Development Plan.

13. "Planning Reserve/Open Space" is all the area within Marshall Canyon Oaks that is encompassed by the Hillside Study Moratorium Area. This area shall remain undeveloped and will provide for preservation of an environment suitable to wildlife and flora indigenous to the area.

14. "Landscape Buffer" shall mean landscaping provided between buildings and streets/parking areas or other buildings and intended to provide visual screening.

15. "Scenic Corridor Landscape Buffer" shall mean the Landscape Buffer along Stephens Ranch Road designated on the Land Use Development Plan.

16. "Common Open Space Areas" shall mean those recreational, landscaped and natural areas owned on a common basis by Marshall Canyon Oaks residents for exclusive use by the residents.

17. "Precise Plan" shall mean a set of documents which must be in substantial compliance with Section V-B of the Marshall Canyon Oaks Specific Plan and which consists of drawings, illustrations, designs, reports and other detailed information for an area of Marshall Canyon Oaks to be developed.

18. "Community Collector" shall mean that public street within Marshall Canyon Oaks that borders the Low Density Planning Unit B and the Medium Density Planning Unit C as designated on the Land Use Development Plan connecting Stephens Ranch and Brydon Roads.

E. GENERAL NOTES

1. Prior to the issuance of building permits for any development, a Precise Plan shall be approved by the Development Review Committee pursuant to Section V-B herein.

2. The individual acreages shown in the statistical summary on the Land Use Development Plan are based upon planimeter readings. Modifications which might result during detailed planning at the tentative map or final tract map stage will not require an amendment to the Specific Plan.

3. The City of La Verne will provide water service to the Marshall Canyon Oaks planned residential development.

4. Sewage will be disposed of in a manner approved by the La Verne Department of Public Works, the Regional Water Quality Board, and the Los Angeles County Sanitation District.

5. Telephone service to the site will be provided by General Telephone by extending lines currently located on Golden Hills Road and Stephens Ranch Road.

6. Southern California Gas Company will provide natural gas service to the site from the extension of lines currently existing in Golden Hills and Stephens Ranch Roads.

7. Southern California Edison Company will provide electricity to the site from existing transmission lines located in the vicinity.

8. Noise levels within and around residential units will be within City standards for residential development.

9. Grading permits can be issued for any area within Marshall Canyon Oaks as long as the grading plan is in basic conformance with the concept grading plan submitted with the tentative map. Soil may be stockpiled on or borrowed from only those locations shown for development on the Land Use Development Plan in conformance to County of Los Angeles Grading Standards. Both erosion and dust control measures will be taken to insure soil stability.

10. Any Planning Area can be used for existing agricultural purposes until it is developed.

11. All applicable residential development and design standards of the City of La Verne Zoning Code shall apply to this Specific Plan project area, except where modified by the Marshall Canyon Oaks Specific Plan or any Precise Plan.

12. If any regulation, condition, program or portion of this Specific Plan is held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and the invalidity of such provision shall not affect the validity of the remaining provisions hereof.

13. Currently, the City of La Verne is in the process of adopting a Hillside Area Plan. The development of the Marshall Canyon Oaks site shall be in conformance with the applicable grading, fire prevention, and residential standards adopted by the City of La Verne pursuant to the Hillside Area Plan.

14. The development of Marshall Canyon Oaks shall be in conformance with the applicable provisions of the City of La Verne's adopted Energy Ordinance.

15. No tentative tract map for the Nu-West/Marshall Canyon Oaks Specific Plan shall be approved unless the issues of circulation and related traffic noise and public facilities, i.e., schools, parks, and fire protection, in the area of Golden Hills and Brydon Road have been resolved to the satisfaction of the City Council.

II. THE SPECIFIC PLAN CONCEPT AND ITS RELATIONSHIP TO GENERAL PLAN ELEMENTS

A. GOALS AND OBJECTIVES

The following goals and objectives are incorporated into the Marshall Canyon Oaks Specific Plan:

1. To provide a variety of housing types to meet the needs of various household groups.

2. To provide housing that is aesthetically compatible with the neighboring residential developments and the existing natural environment.

3. To minimize the alteration of existing landforms through the use of innovative residential units and the preservation of significant features.

4. To preserve the rugged hillsides in the northern portion of the project as natural, open space so as to maintain the scenic quality of the City's hillside area.

5. To preserve native oak trees on the site by clustering units.

6. To conserve the scenic corridors of the City by ensuring that a Landscape Buffer is provided along Stephens Ranch Road.

B. FEATURES OF THE SPECIFIC PLAN

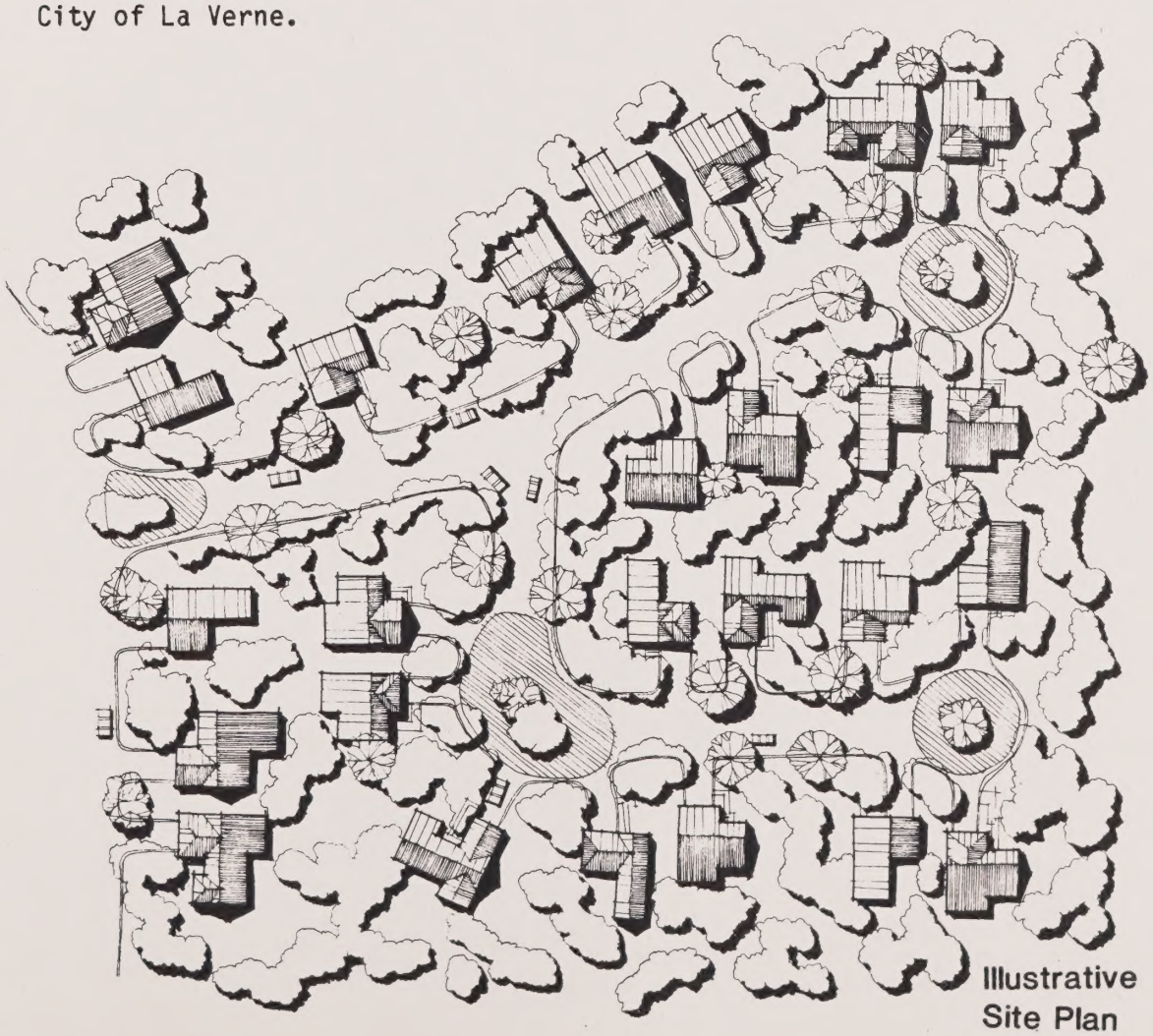
The development of Marshall Canyon Oaks provides an opportunity to establish a planned residential community which is responsive to the site and its surroundings. The Specific Plan divides the site into two Planning Areas. Planning Area 1 is further divided into three separate Planning Units, each with its own distinctive set of natural features and development opportunities. Residential types offering a variety of lifestyles have been selected in response to these natural determinants.

C. THE PLANNING AREAS

1. PLANNING AREA 1: SINGLE FAMILY

(a) SINGLE FAMILY DETACHED AND ESTATE LOTS: LOW DENSITY PLANNING UNIT A AND B

The Low Density Planning Unit includes single family detached homes on gently sloping, uniform land. The single family detached homes are proposed at a density comparable to that of surrounding developments. These homes are sited on the most level portion of the site in an area without significant natural features. A Landscape Buffer will be provided to protect the development from Stephens Ranch Road and to enhance the visual quality along this scenic highway. The single family detached product is viewed as a primary element in the overall project. It will help meet the continuing demand for this residential opportunity in the City of La Verne.

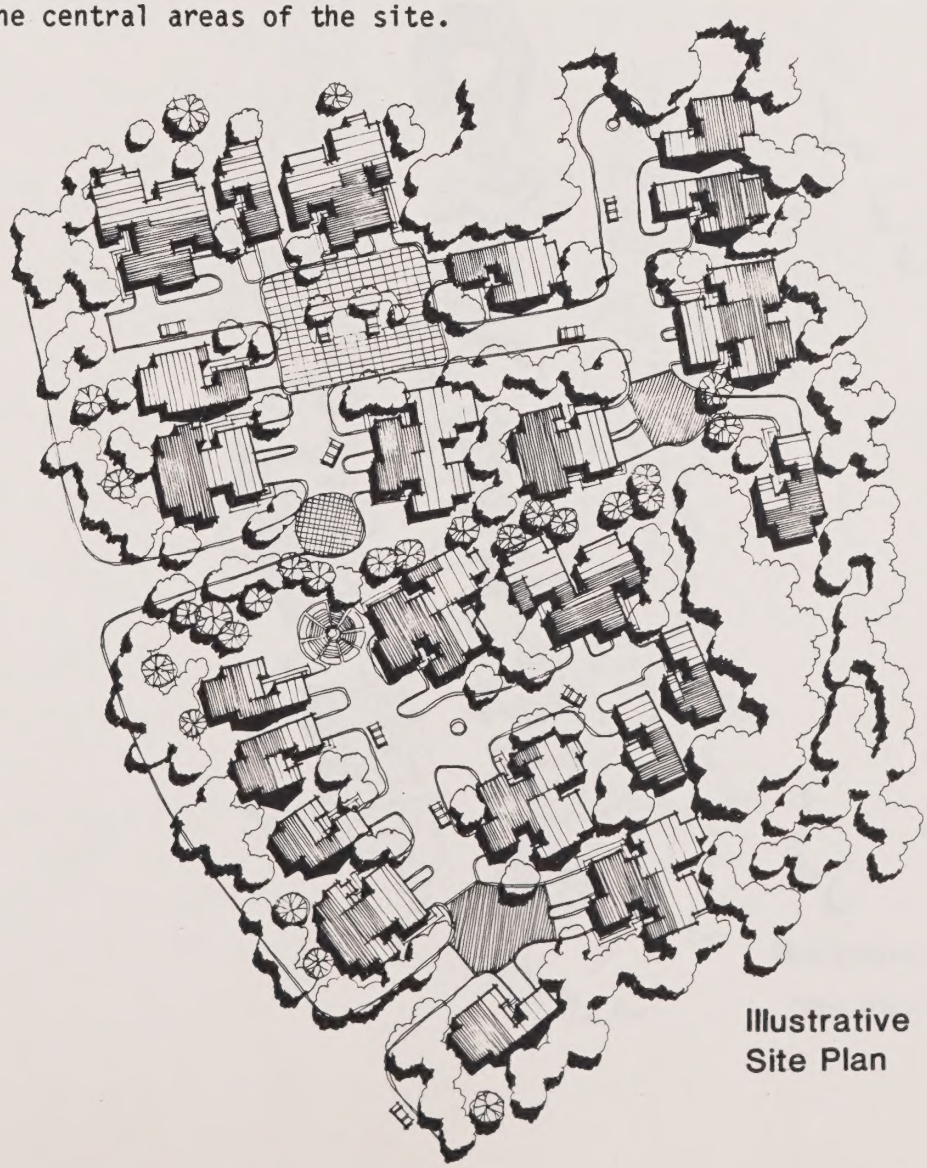


Illustrative Site Plan

The estates are envisioned as large lot residential properties. Specific estate lot siting will be carried out with close attention to slope gradient, natural vegetation and geologic conditions. Each home will be sensitively sited to preserve the natural environs and to maximize the seclusion and available view potential. Building sites will be custom graded based upon individual conditions to avoid the need for extensive earthwork. Because of the limited number and large size of the parcels, the estate lots will provide a logical transition area from the clustered residential units to the natural, undeveloped terrain.

(b) SINGLE FAMILY CLUSTER: MEDIUM DENSITY PLANNING UNIT C

This residential concept is also located in an area of predominantly gentle terrain. The overall location does, however, benefit from scattered groves of oaks and proximity to natural riparian corridors. The cluster design includes a variety of both detached and attached units ranging from single family detached to a townhome configuration. The primary value of the cluster forms in this area of Marshall Canyon Oaks is the flexibility to locate medium density groups of units sensitively among existing natural features. The basic intent, then, is to preserve and incorporate such valuable resources as the native oaks into the plan. Such a strategy also facilitates the creation of Common Open Space Areas within the central areas of the site.



Illustrative Site Plan

(c) SINGLE FAMILY ATTACHED: MEDIUM HIGH DENSITY PLANNING UNIT D

The single family attached units are proposed both to introduce a variety of residential opportunities for the project and to blend with varying site conditions. The attached products are located in the eastern foothills in an area which offers views of the Marshall Canyon Golf Course. The attached units provide the opportunity for a significant choice in residential lifestyles.

Illustrative
Site Plan

2. PLANNING AREA 2: PLANNING RESERVE/OPEN SPACE

The retention of open space is a major component of the Marshall Canyon Oaks Specific Plan. Over half of the 302 acres will remain as open space, preserving the natural and scenic character of the site. The northern hillsides with their dense cover of natural vegetation are not planned for development and will continue to serve as watershed, wildland habitat and a dramatic backdrop for the community.

D. THE SPECIFIC PLAN'S RELATIONSHIP TO GENERAL PLAN ELEMENTS

The Specific Plan incorporates a number of the community goals, objectives, and principles contained in the City of La Verne's General Plan.

1. LAND USE

The General Plan states that the following objective for residential land use is established:

> To continually improve the areas as places for living by ensuring those portions of the City which are best suited for residential use will be developed into healthful, safe, pleasant, attractive neighborhoods where all citizens are served by a full range of appropriate community facilities.[1]

The Marshall Canyon Oaks site is well suited for residential use. With existing residential developments bordering the western and southwestern boundaries of the site, the development provides a logical extension of neighboring land uses.

The Marshall Canyon Oaks Specific Plan reflects the intent of the General Plan Land Use designations for the site. The forms of development described in the Specific Plan are consistent with the City land use policies for each designation.

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1 Environmental Resource Management Element of the General Plan, City of La Verne, 1974, page 21.

All development proposed for Marshall Canyon Oaks is in the area designated Medium Density (3-5 DU/acre) on the General Plan. The General Plan describes this density classification as the following:

> This density classification allows for the typical subdivision patterns being developed throughout the Southern California region. This pattern of residential development is typical in La Verne.
>
> In order to fulfill the residential objectives set forth in this General Plan Amendment, innovative techniques should be employed to permit a greater variety of dwelling unit-types and price ranges.[2]

The 126-acre area of Marshall Canyon Oaks that is proposed for development is designated as Planning Area 1 on the Land Use Development Plan of the Specific Plan. The relatively low Average Density of 3.1 DU/acre for Planning Area 1 is consistent with the General Plan density criteria and represents a response to the varying sets of environmental factors of the site. By varying the development styles to conform to topographic conditions, the development will promote consistency with the City land use policy aimed at creating "a greater variety of dwelling unit-types and price ranges."

2. HOUSING

The Marshall Canyon Oaks Specific Plan is responsive to City goals by providing a variety of residential housing opportunities. One of the General Plan's Land Use principles includes the following:

> To plan and design future residential areas which will provide for a variety of housing types. 'Planned Residential Development' zoning shall be encouraged where appropriate and required in certain instances.[3]

In the residential standards section of the land use component of the General Plan, the category of "Planned Residential Development" is described as the following:

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2 Ibid., page 24.
3 Ibid., page 21.

> The Planned Residential Unit Development category is intended to encourage imagination and innovation in residential construction to the end that La Verne will have residential neighborhoods offering a variety of dwelling-unit types, densities, site arrangement, recreational facilities and ample open space.[4]

The single-family detached component of the Marshall Canyon Oaks Specific Plan responds to what has historically been the strongest demand within the community, while the clustered and attached forms represent alternatives to this conventional style and provide opportunities for a variety of dwelling-unit types, densities, site arrangement, and Common Open Space Areas for use by the residents.

Also, the varied lot sizes envisioned by the Marshall Canyon Oaks Specific Plan, ranging from the large-lot estates to the reduced lot sizes of the clustered and attached units respond to the following Land Use principle of the General Plan:

> As the quality of residential development is not solely determined by single minimum lot size, alternate lot sizes both larger and smaller, shall be established within the context of 'planned unit development' to provide for an improved utilization of land and a variety of high quality residential neighborhoods.[5]

3. CIRCULATION

The Land Use component of the General Plan states that the City generally conforms with the neighborhood theory which provides the following with respect to circulation:

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4 Ibid., page 26.
5 Ibid., page 21.

> ...the neighborhood circulation system would consist of major arterial or secondary streets around the periphery. The interior would be served by a system of local streets which would deliver traffic from the residential unit to the boundary arterials. The local system would allow convenient access to the major system and convenient interior circulation, but would not encourage through-traffic to traverse the neighborhood.[6]

Furthermore, one of the General Plan's Land Use principles is the following:

> - To discourage through traffic as a means of assuring safe and harmonious neighborhoods;[7]

In response to this principle, the Marshall Canyon Oaks Specific Plan creates a hierarchy of interior local streets which deliver traffic from the residential units to the major arterial, Golden Hills Road. The internal circulation system avoids the direct siting of units on this major arterial, thereby enhancing the safe and harmonious nature of the neighborhood, and discouraging any through traffic to traverse the neighborhood.

Access to the Marshall Canyon Oaks project area will be provided by Wheeler Avenue and Golden Hills Road. Both of these are planned as arterial highways on the City's Master Plan of Streets and Highways. Traffic studies indicate that both will operate well below capacity at build-out of Marshall Canyon Oaks. It has been City policy that these roads are to be improved by developers adjacent to the roads. Therefore, development of these roads to their ultimate sections should accompany the implementation of adjacent developments. Due to this City strategy for timely road improvement, all development along Wheeler Avenue and Golden Hills Road will remain consistent with the goals of the Circulation Element.

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6 Ibid., pp. 20-21.
7 Ibid., page 21.

4. SCENIC HIGHWAYS

The Marshall Canyon Oaks Specific Plan incorporates several features which assist in maintaing the visual quality of the City-designated Wheeler Avenue/Golden Hills Road/Stephens Ranch Road Scenic Corridor. These features include preservation of the scenic backdrop of the San Gabriel Mountains, the provision of open space to neutralize the effect of urbanization, the preservation of native oak trees, the development of a community that will provide a unified appearance while protecting native vegetation and scenic views, and Landscape Buffering along Stephens Ranch Road to enhance the City's scenic corridor and complement the surrounding open space. These features of the Marshall Canyon Oaks Specific Plan respond to the following policies of the Scenic Highway Element of the General Plan:

> . Existing natural vegetation within scenic corridors should be preserved and protected to the maximum extent possible.
> . Scenic and aesthetic aspects shall be prime concerns in the development and improvement of all circulation routes within the designated scenic corridors.[8]

5. OPEN SPACE AND CONSERVATION

The Marshall Canyon Oaks Specific Plan provides for the preservation of the rugged hillsides in the northern portion of the project, thereby conforming to the following provisions of the Conservation Element of the General Plan:

> Visual Aspects - The foothills to the north of La Verne and the Puddingstone Hills to the southwest are scenic amenities cherished by residents of the City. These scenic areas will be preserved by limiting development so that scarring of hillsides by grading or other means does not occur.[9]

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8 Scenic Highway Element of the General Plan, City of La Verne, page 7.
9 Environmental Resource Management of the General Plan, City of La Verne, 1974, page 10.

The preservation of many of the native oak trees on the site also supports one of the Conservation Element's objectives. The General Plan states:

> DESIRABLE OPEN SPACE & NATURAL DRAINAGE COURSES are areas characterized by unique topography and include many clusters of native trees. Most of these trees are associated with gullies which support a unique series of natural ecosystems. These areas will be preserved, in addition, as critical in the watershed, percolation, and soil retention process.[10]

As previously stated, the variety of residential housing types included in the Specific Plan was partially the result of a response to natural features. The Specific Plan incorporates development guidelines which will encourage minimized grading and disruption of natural habitat in the hillside areas, thereby responding to the following provision of the General Plan:

> Physical Aspects - Extensive removal of plant growth and extensive grading will be prevented in the hillside areas in order to protect the hills from erosion and to protect the quality of the watershed.[11]

6. RECREATION

The Marshall Canyon Oaks Specific Plan is designed to encourage internal open space/recreational systems for future residents (Common Open Space Areas). The clustering of units and the preservation of native oaks are aimed at providing a park-like atmosphere within the developed areas, thereby providing recreational opportunities that will serve the needs of Marshall Canyon Oaks residents.

In addition to the potential for Common Open Space Areas, the applicant can respond to recreation requirements through payment of applicable local park fees.

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10 Ibid.
11 Ibid.

7. PUBLIC HEALTH AND SAFETY

The General Plan provides that "maintaining some land as open space is required to prvent damage to man and his artifacts, his buildings, landscaped property, streets, cars, etc."[12] A thorough geological investigation of the site provided data that was considered during the planning phase of Marshall Canyon Oaks. The Specific Plan adhered to the direction of this investigation to ensure the safety of future residents. During detailed planning, appropriate fire protection measures will be incorporated in addition to following the recommendations of the geotechnical consultant to ensure that safety concerns are comprehensibly addressed.

8. COMMUNITY DESIGN

The Design Guidelines reflect the intent of the Community Design Guidelines incorporated in the La Verne Environmental Resource Management Element of the General Plan and respond to the following community goal of the General Plan:

> To coordinate, through the General Plan, the physical elements of the City into an attractive and functional relationship in order to establish a community which preserves, protects, and enhances the City's setting and identity.[13]

Factors such as architectural unity, color and textures, screening of visually obtrusive appurtenances, and landscaping will provide for an aesthetically cohesive community.

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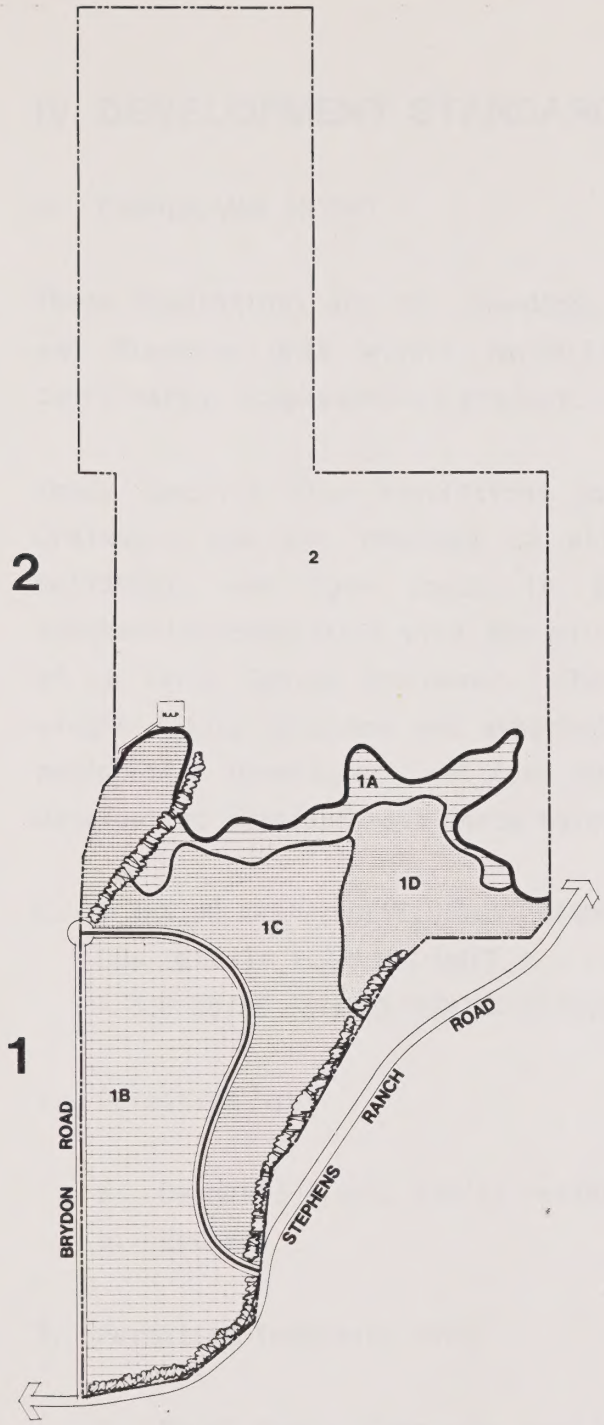
12 Ibid., page 11.
13 Ibid., page 4.

III. LAND USE DEVELOPMENT PLAN



SPECIFIC PLAN

	AC	UNITS	DENSITY UNITS/AC	
PLANNING AREA 1 GENERAL PLAN SINGLE FAMILY 3-5 DU/AC			DENSITY	
Low Density Planning Unit A (Estates)	10	9	1.1	Maximum Gross Density
Low Density Planning Unit B	50	150	3.0	
Medium Density Planning Unit C	48	158	3.3	
Medium High Density Planning Unit D	21	78	3.7	
Sub Total	129	395	3.0	Average Density
PLANNING AREA 2 GENERAL PLAN SINGLE FAMILY 1 DU/5AC				
Planning Reserve/Open Space	173			
TOTAL	302	395	1.3	Project Density

OPEN SPACE/NATURAL VEGETATION AND DRAINAGE/SCENIC CORRIDOR/ LANDSCAPE BUFFER

MARSHALL CANYON OAKS

NU-WEST, INC.

IV. DEVELOPMENT STANDARDS

A. PURPOSE AND INTENT

These regulations are the standards for development of each Planning Area and Planning Unit within Marshall Canyon Oaks. They will ensure a coordinated, comprehensive project.

These Specific Plan regulations go beyond the City of La Verne Zoning Ordinance and are intended to allow a diversity of uses, heights of buildings, and open space in planned relationships while ensuring substantial compliance with the spirit, intent, and provisions of the City of La Verne Zoning Ordinance. These land uses shall include: estates, single family detached and attached residential development, multi-family residential development and open space activities in compliance with the development standards set forth herein.

B. PLANNING AREA 1 DEVELOPMENT STANDARDS:
LOW DENSITY PLANNING UNIT A - 1.1 DU/AC (ESTATES) AND PLANNING UNIT B - 3.0 DU/AC (SINGLE FAMILY DETACHED)

1. Permitted Uses

   a. Detached single family residences
   b. Estates

2. Permitted Temporary Uses

   a. Model homes, temporary real estate offices, and subdivision signs
   b. Temporary on-site construction offices/facilities
   c. Continued use of an existing building during construction of a new building on the same building site
   d. Real estate signs, future development signs, and subdivision directory signs in conformance with City of La Verne sign standards

3. Permitted Accessory Uses

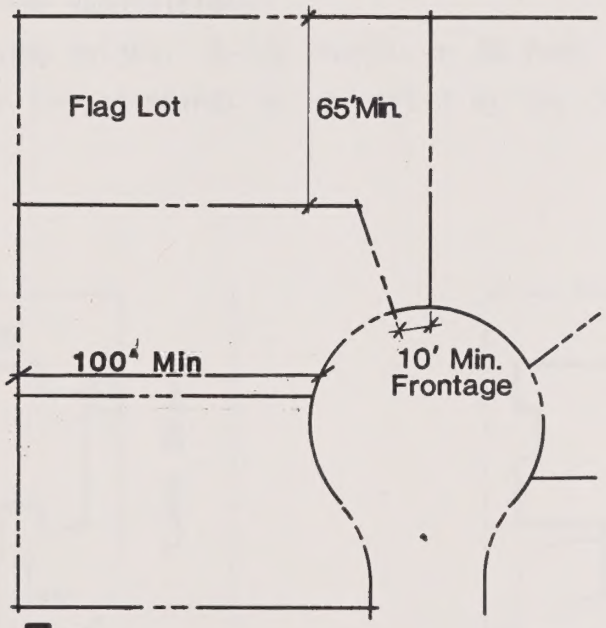
   a. Garages and carports
   b. Swimming Pools
   c. Fences, walls and mailboxes
   d. Garden structures and greenhouses
   e. Other accessory uses which are clearly incidental to primary structure and for the exclusive use of residents of the site
   f. Guest homes (estates only)

4. Site Development Standards - Estates

   a. Maximum Gross Density: 1.1 du/ac
   b. Minimum lot area: 1 acre
   c. Minimum lot width: 150 feet
   d. Minimum lot depth: 150 feet
   e. Minimum building setback:
      1) front yard (from street right-of-way): minimum 35'
      2) rear yard: minimum 25'
      3) side yard: minimum 25'
   f. Maximum building height: 2-1/2 stories or 35 feet
   g. Parking: per the standards as specified by the City of La Verne Parking Code

5. Site Development Standards - Single Family

a. Maximum Gross Density: 3.0 du/ac
b. Minimum lot area: 7,500 square feet
c. Minimum lot width: 65 feet
d. Minimum lot depth: 100 feet
e. Flag lots will be permitted on knuckles and cul-de-sacs with a minimum 10-foot frontage.

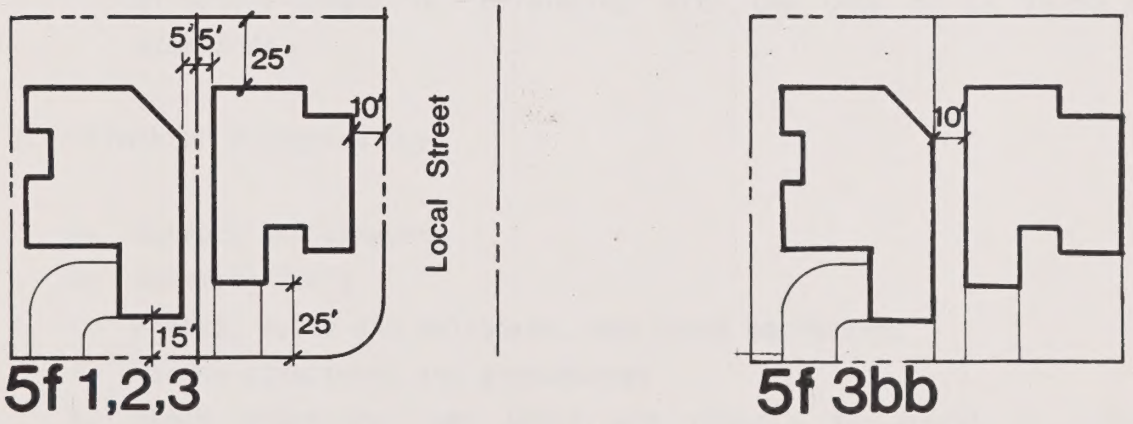


5e

f. Minimum building setbacks
    1) front yard (from street right-of-way):
        a) minimum 25 feet
        b) minimum 15 feet with side-entry garage
    2) rear yard: 25 feet
    3) side yard:
        a) abutting street: 10 feet
        b) not abutting street:
            aa. minimum of 5 feet from property line in conventional sub-division
            bb. minimum of 10 feet between dwelling units in zero lot line subdivisions

g. Maximum building height: 2-1/2 stories or 35 feet

h. Parking: per the standards as specified by the City of La Verne parking code.



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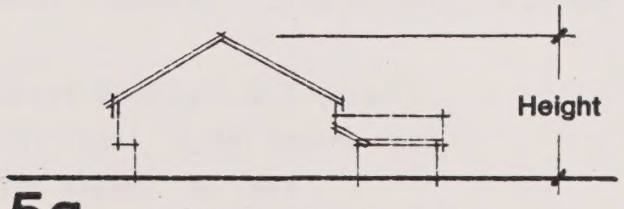


5g 35'Max.or 2-1/2 Stories

C. PLANNING AREA 1 DEVELOPMENT STANDARDS:
MEDIUM DENSITY PLANNING UNIT C - 3.3 DU/AC

1. Permitted Uses

   a. Detached single family residences (single family detached residences, patio homes)
   b. Cluster single family residences (duplexes)
   c. Attached single family residences (townhouses)

2. Permitted Temporary Uses

   a. Model homes, temporary real estate offices, and subdivision signs
   b. Temporary on-site construction offices/facilities
   c. Continued use of an existing building during construction of a new building on the same building site
   d. Real estate signs, future development signs, and subdivision directory signs in conformance with the City of La Verne sign standards

3. Permitted Accessory Uses

   a. Garages and carports
   b. Swimming Pools
   c. Fences, walls and mailboxes, and trash enclosures
   d. Garden structures and greenhouses
   e. Other accessory uses which are clearly incidental to primary structure and for the exclusive use of residents of the site

4. Site Development Standards - Single Family Detached

   a. Maximum Gross Density: 3.3 du/ac
   b. Minimum lot area: 5,000 square feet
   c. Minimum lot width: 50 feet

d. Minimum lot depth: 100 feet

e. Flag lots will be permitted on knuckles and cul-de-sacs with a minimum 10-foot frontage

5. Site Development Standards - Single Family Attached

a. Maximum Gross Density: 3.3 du/ac

b. Minimum lot area: none

c. Minimum lot width: none

d. Minimum building setbacks:

1) Where the building site abuts a public local street, the setback for all buildings shall be a minimum of 10 feet

2) From alley (i.e., those streets in back of buildings): none

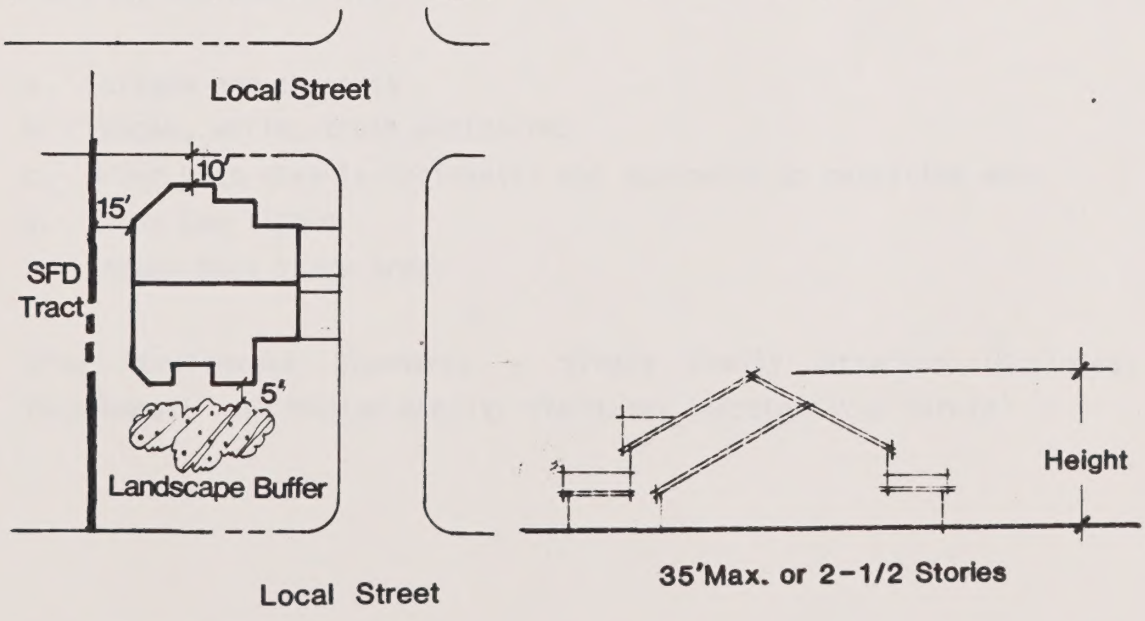
3) From private streets: 10 feet

4) From property lines abutting single family detached planning units: 15 feet

5) From Landscape Buffers: 5 feet

e. Maximum building height: 2-1/2 stories or 35 feet

f. Parking: per the standards as specified by the City of La Verne parking code.



5d

D. PLANNING AREA 1 DEVELOPMENT STANDARDS:
MEDIUM HIGH DENSITY PLANNING UNIT D - 3.7 DU/AC

1. Permitted Uses

   a. Duplexes
   b. Townhouses
   c. Condominiums

2. Permitted Temporary Uses

   a. Model homes, temporary real estate offices, and subdivision signs
   b. Temporary on-site construction offices/facilities
   c. Continued use of an existing building during construction of a new building on the same building site.
   d. Real estate signs, future development signs, and subdivision directory signs

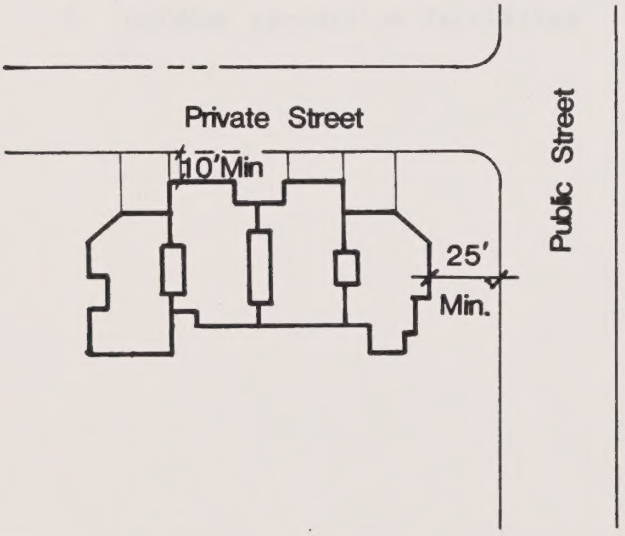
3. Permitted Accessory Uses

   a. Garages and carports
   b. Fences, walls, trash enclosures
   c. Other uses clearly incidental and accessory to permitted uses
   d. Signs and lights
   e. Common Open Space Areas

4. Site Development Standards - Single Family Attached (Duplexes, Townhomes): see Medium Density standards (Section IV-C herein)

5. Site Development Standards - Multi-Family (Condominiums):

a. Maximum Gross Density: 3.7 du/ac
b. Minimum lot area: none
c. Minimum lot width: none
d. Minimum building setbacks:
   1) Where the building site abuts a public local street the setback for all buildings shall be a minimum of 25 feet
   2) From private streets: 10 feet
   3) From alley (i.e., those streets in back of buildings): none
   4) From property line abutting single family units (detached and attached): 20 feet
   5) From Landscape Buffers: 5 feet
   6) From drainage swales: 10 feet
   7) From existing Southern California Edison and Southern California Gas easements: 10 feet
e. Maximum building height: 35 feet
f. Parking: per the standards as specified by the City of La Verne parking code



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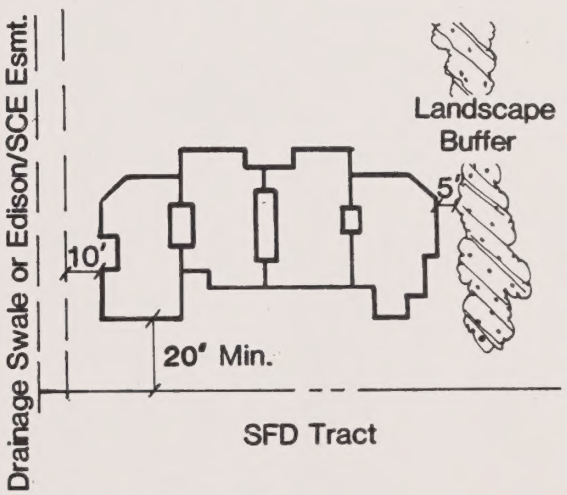

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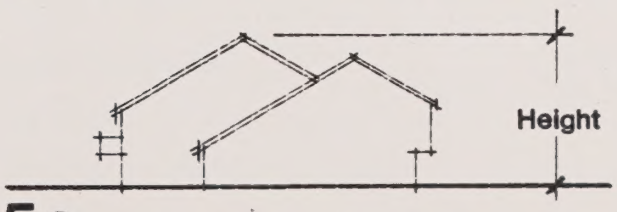


5e 35'Max. or 2-1/2 Stories

E. PLANNING RESERVE/OPEN SPACE

1. PURPOSE AND INTENT

The purpose of the reserve designation is to preserve significant natural areas as open space and also provide land area for recreational activities and buffering.

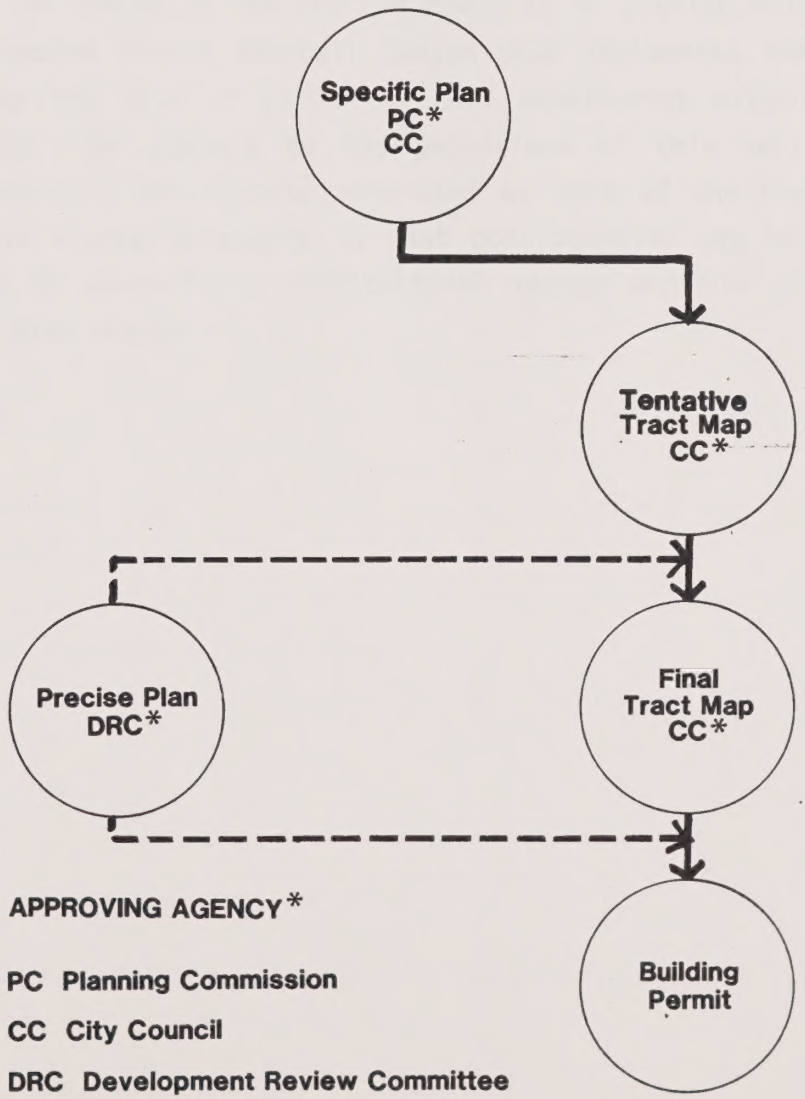
2. PERMITTED USES

a. Agriculture
b. Parks and playgrounds
c. Pedestrian trails
d. Recreation centers
e. Landscape Buffers
f. Outdoor recreation facilities

V. SPECIFIC PLAN IMPLEMENTATION

A. METHOD

The Marshall Canyon Oaks Specific Plan shall be implemented through the use of Precise Plans. The interrelationships of the Marshall Canyon Oaks Specific Plan, Tentative Tract Maps, Final Maps, Precise Plans and Building Permits are diagrammed below.



B. PRECISE PLANS

1. Purpose and Intent

Precise Plans assure conformance with the Marshall Canyon Oaks Specific Plan Development Standards as well as with the City of La Verne General Plan and other development-related regulations. A Precise Plan will be prepared for each development area encompassed by a tentative tract map.

The intent of the review of the Precise Plans is to provide evidence that development proposed within Marshall Canyon Oaks implements the Specific Plan adopted by the City of La Verne. All development within Marshall Canyon Oaks shall be subject to the provisions of this section. The plans, illustrations, and reports submitted as part of the Precise Plan shall be to the degree necessary so that consideration may be given to issues related to aesthetics, architectural design and use of exterior materials, and sign design.

2. Precise Plan Submittal Requirements

a. All applicable tentative tract maps, tentative parcel maps, or final tract maps within the proposed Precise Plan area.
b. Site plans drawn to scale dimensioned and easily readable, containing the following:
   - Title block with the developer's name and the date.
   - Scale and north arrow.
   - Property lines of all existing building sites within the site (dimensions).
   - The location and size of existing and proposed buildings.
   - The location, name and width of all streets.
   - The location, purpose and width of all easements.
   - A description of driveways and parking areas.
   - The location, height, and dimensions of proposed signs.
   - The type, location, and height of proposed fencing or walls.
   - A description of the proposed grading concept indicating existing and proposed grades and a plan showing grading and drainage improvements (if not shown on the accompanying tentative tract map, tentative parcel map, or final tract map.)

c. Plans showing typical building elevations (including all sides) and exterior finishes.
d. Landscape plans showing plant materials, the irrigation concept and slope planting.
e. A description of the proposed means for fulfilling the city's park requirement.
f. The required fee.

3. Procedure

Precise Plans shall be filed with the Planning Department for review and comment. An application for Precise Plan review shall be filed with the Planning Department on the prescribed application form, and shall be accompanied by a completed Initial Study pursuant to the requirements of the City of La Verne "Preliminary Environmental Description" procedures. The certified Marshall Canyon Oaks Specific Plan Environmental Impact Report

(EIR) shall apply to all future Precise Plan procedures. Any future revisions to state law or project design objectives not consistent with the certified EIR may require an amendment and/or a supplement to the EIR.

The Planning Department shall prepare a staff report with recommendations which shall be submitted along with the Precise Plan to the Development Review Committee at the earliest possible regular meeting. The Development Review Committee shall approve, deny, or conditionally approve the Precise Plan. Any subsequent appeal of the Precise Plan shall be processed through the City's normal appeal process. The City of La Verne shall enforce any conditions of approval and ensure that development is substantially in accordance with the approved Precise Plan.

Precise Plans may be submitted and processed concurrent with or after the tentative or final tract map approval process. Approval of a Precise Plan must be finalized prior to the issuance of building permits.

C. SPECIFIC PLAN AND PRECISE PLAN AMENDMENTS

Any amendment to the Marshall Canyon Oaks Specific Plan shall be in accordance with California Government Codes, Section 65500 through 65507. Modifications to the Specific Plan which do not conflict with the intent of the Specific Plan shall be approved by the Development Review Committee through the Precise Plan review process.

Amendments to any adopted Precise Plan shall be approved by the Development Review Committee by the same procedure as approval of a Precise Plan. Minor modifications which do not conflict with the intent of the adopted Precise Plan shall be approved by the Planning Department.

VI. Design Guidelines

The purpose of these Design Guidelines is to provide design criteria that will promote high quality development and an aesthetic community environment for the residents of Marshall Canyon Oaks. The following areas are covered in these guidelines:

A. Site Planning
B. Circulation
C. Landscaping
D. Architecture

These guidelines are intended to serve as an evaluative aid to the City of La Verne's Development Review Committee in its review of the Marshall Canyon Oaks Precise Plans and any Precise Plan amendments. These guidelines were created to express "intent" rather than "absolutes," thereby allowing flexibility and the ability to provide other solutions which may fulfill the intended design. Moreover, these guidelines are intended to promote creativity and innovation as well as consistent quality. These Design Guidelines will accompany the Marshall Canyon Oaks Specific Plan for the purpose of providing guidance and continuity.

A. Site Planning

1. Buildings and other improvements should be designed to complement that portion of the site on which they are to be placed.

2. The site, relationship to other structures, scenic values and climatic orientation should be the dominant factors to be considered in the design of the buildings.

Key site design determinants include:

3. View of House: Houses should be designed and sited to minimize the impact and silhouette of urban forms on the natural landscape.

4. View from House: Houses should be sited to take advantage of views.

5. Exposure to climatic conditions: Where feasible, consideration should be given to the arrangement of the building and its elements as they pertain to such factors of sun, wind and rain.

6. Grading and building siting: Attention should be given to the design and placement of dwellings with regard to the preservation of privacy, maximum utilization of open space, natural and man-made slopes and grade differentials, and the location of visual amenities.

7. Units taking access directly from the Community Collector should be set back to enhance the overall community design.

B. Circulation

1. Roadway widths should be responsive to the amount of use and to the residential character of the Planning Area.

2. Roadways should conform to the natural landform in accordance with the City of La Verne's engineering standards.

3. The Scenic Corridor along Stephens Ranch Road should be enhanced by limiting the points of ingress and egress to the community.

4. Line of sight for safe ingress and egress should be considered when locating intersections.

5. Four-way intersections should be avoided in order to promote the safety and the residential character of the community.

6. Direct access to units from Brydon Road should be avoided to promote a sense of community.

C. Landscaping

1. In order to provide a visual transition, introduced plant material should be compatible with the existing natural vegetation.

2. The spacing and clustering of street trees should be responsive to the location and intended character of the streets.

3. Entry walks, driveways and patios should be designed as an integral component of the architectural design.

4. Exterior lighting should not be oriented so as to impact surrounding properties.

5. The character and concept of entry monuments should provide an initial impression of the image of the community. The scale, form and materials of the monument should be in keeping with the prestige and residential nature of the community.

6. Street signs and community directional signs should be harmonious with the character and image of the community in scale, color and materials.

D. Architecture

1. The architectural theme and building forms should be reflective of a residential village character, and should not dominate the natural environment.

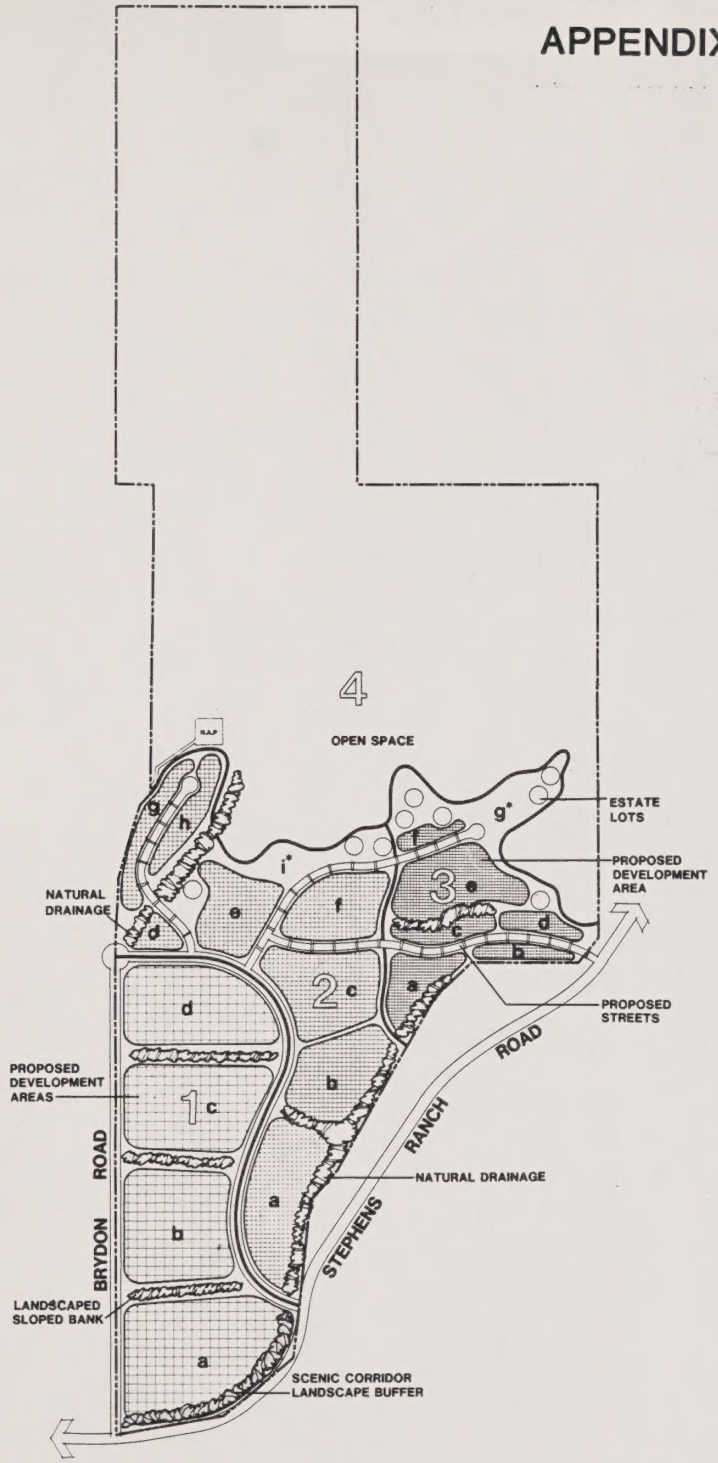
2. The design of improvements should complement the natural order through materials, textures and colors.

3. The total building and its related architectural elements should be visually unified to provide an order and coherence.

4. Architectural screens, fences and accessory structures should be compatible in material color and texture to the main buildings.

5. Roof appurtenances, such as vents or flashing, should be positioned away from the street side of the house or finished to match the roof color in order to minimize the visual impact.

6. To enhance the overall community design along Stephens Ranch Road, Brydon Road and the Community Collector, landscaped walls should be of a unified design with respect to materials, height and color.



Illustrative Concept Diagram

This illustrative concept diagram is an artist's concept showing proposed layouts of the land uses within Marshall Canyon Oaks and is provided to suggest the character of development incorporated in the Marshall Canyon Oaks Specific Plan. This illustrative concept diagram is for the purpose of providing guidance and continuity and will not be adopted as part of the Specific Plan.

MARSHALL CANYON OAKS

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